

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐ no ☒

Property Name: Mattingly/Abell House Inventory Number: SM-548  
Address: 22809 Washington Street Historic district: ☐ yes ☒ no  
City: Leonardtown Zip Code: 20650 County: Saint Marys  
USGS Quadrangle(s): Leonardtown  
Property Owner: B. Kennedy, Jr. and Elizabeth Ann Abell Tax Account ID Number: 000028  
Tax Map Parcel Number(s): 293 Tax Map Number: 133  
Project: MD 5 Business within Leonardtown Town Limits Streetscape Agency: Maryland State Highway Administration  
Agency Prepared By: Maryland State Highway Administration  
Preparer's Name: Anne Bruder and Stacey Streett Date Prepared: 12/28/2005  
Documentation is presented in: Maryland Inventory of Historic Properties Survey Form SM-548 and Project and Review Compliance Files  
Preparer's Eligibility Recommendation: ☒ Eligibility recommended ☐ Eligibility not recommended  
Criteria: ☐ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
Name of the District/Property: \_\_\_\_\_  
Inventory Number: \_\_\_\_\_ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no  
Site visit by MHT Staff ☐ yes ☒ no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*

Note: Please refer to the Maryland Inventory of Historic Properties (MIHP) Form SM-548 for specific information regarding the architecture and historic context.

The Mattingly/Abell House was constructed circa 1946. It is a good example of Colonial-Revival architecture in Leonardtown. It is a symmetrical, two-story, side-gable, frame building that is located on the west side of Washington Street and faces east. It is three bays wide by two rooms deep. The building rests on a stucco-covered masonry foundation, and the exterior walls are clad in aluminum siding. The siding was done sensitively and does not compromise the integrity of the design or feeling of the building.

The main entrance is located beneath a pedimented portico at the center of the façade and is reached by a series of brick steps. Two Tuscan-Doric columns and two engaged columns support the porch. Open wood railing spans the area between the columns and pilasters. The door is paneled wood, which is flanked by four sidelights and topped by a fanlight. Paired, six-over-six, double-hung sash windows flank the entrance. A single window of the same configuration is located directly above the pediment and it is flanked by the same type of paired windows on the first story of the façade. Louvered shutters flank the windows on the façade.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended ☐ Eligibility not recommended ☒  
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments: *Common example of building type with compromised integrity.*

*[Signature]*  
Reviewer, Office of Preservation Services

*[Signature]*  
Reviewer, National Register Program

3/23/06

Date

3/27/06

Date

200600560

## NR-ELIGIBILITY REVIEW FORM

SM-548

Mattingly/Abell House

Page 2

Full-width, one-story, flat-roof, enclosed porches are located on each gable end. The north porch is screened and supported by the same type of columns found on the entrance. A side entrance to this porch is located between the columns. The south porch is completely enclosed and clad in aluminum siding. Pairs of six-over-six, double-hung sash windows illuminate the south wing. Balustrades top the roofs. An access door to the tops of the porch wings is located on the second floor of each gable end.

Lunette-shaped attic vents are located in the apex of the gables. The roof is covered in asphalt shingles. Exterior, brick chimneys are located on the gable ends.

The house is bordered by neighboring residences to the north and south and Washington Street to the west. Ornamental bushes and shrubs border along the semi-circular front driveway, which leads to the main entrance of the house. Various deciduous trees and evergreens are located on the parcel around the residence. The historic boundary is confined to tax parcel 293 on tax map 133.

## History

Charles and Agnes Mattingly purchased the property from William Aleck and Margaret Loker and constructed the house located at 22809 Washington Street circa 1946. They sold the property to Adelaide Abell in 1954. The property was under the Abell family's ownership during the 1980 survey.

## Significance

Based on the information in the 1997 MIHP Form and SHA's field visit, the Mattingly/Abell House is eligible for inclusion in the National Register of Historic Places (NRHP) under Criterion C (architecture). While the building has been clad in aluminum siding, the application of the siding was done sensitively and the fenestration and front portico remain intact. Therefore, the house retains integrity of design, materials, workmanship and feeling. It is a good example of a Colonial-Revival dwelling that was constructed during the first half of the twentieth-century in Leonardtown. Research conducted did not identify events or persons of local, state or national importance and therefore the Mattingly/Abell House is not eligible for inclusion in the NRHP under Criteria A or B. Criterion D was not investigated as part of the historic standing structures study.

## MARYLAND HISTORICAL TRUST REVIEW

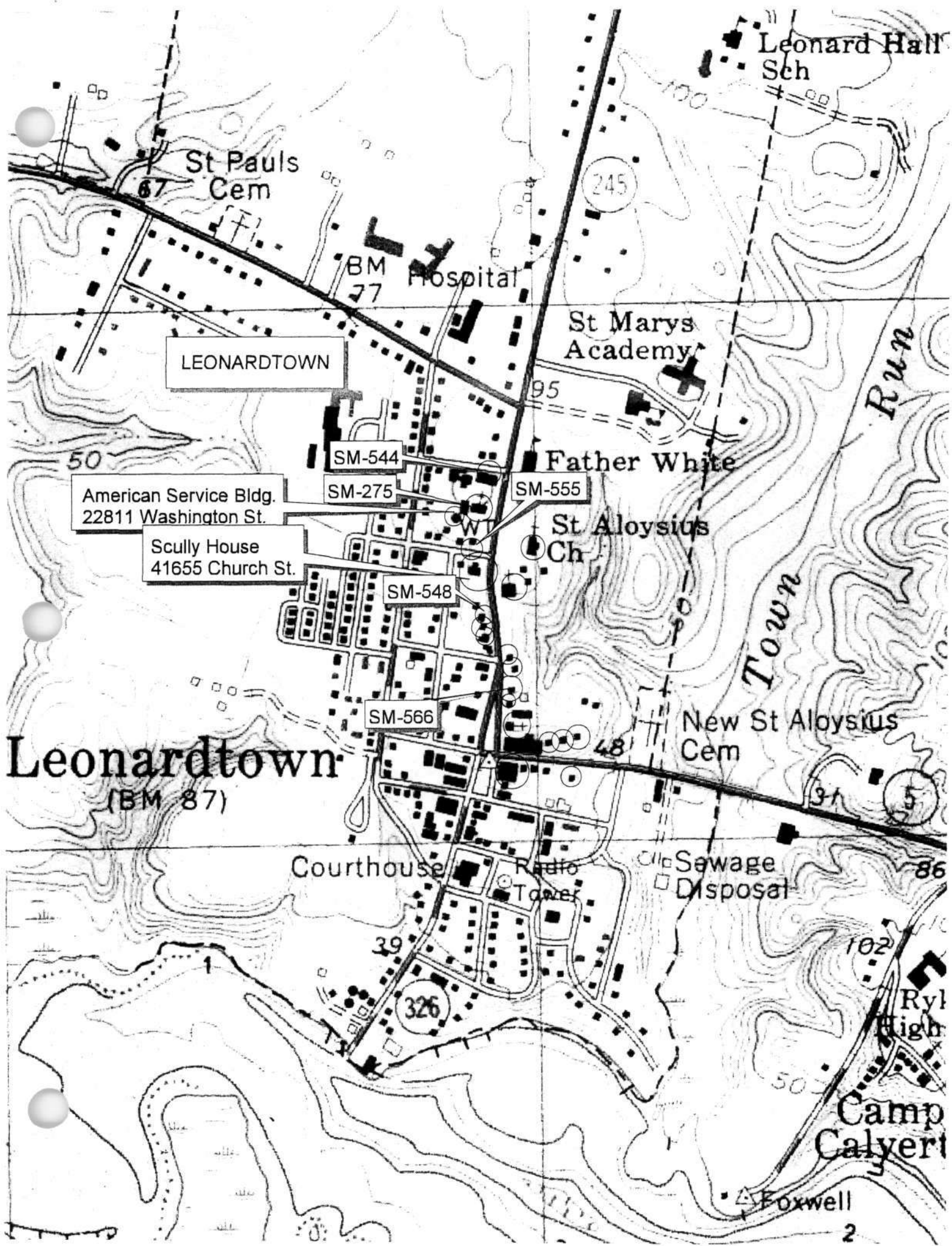
Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D Considerations: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G

MHT Comments:

\_\_\_\_\_  
Reviewer, Office of Preservation Services\_\_\_\_\_  
Date\_\_\_\_\_  
Reviewer, National Register Program\_\_\_\_\_  
Date





SM-548

WADSWORTH HOUSE, LEANING TOWER  
STARKLEY, CO., MD

A. F. R. O. S. Z.

2/2.005  
WADSWORTH

ART-2611 (No. 16A) 017  
167 1717 -1 N N-3-65 (044) 0

EAST AND NORTH FACIES, LOOKING  
WEST

100 S. 100 W.

Capsule Summary  
SM-548  
Mattingly/Abell House  
Leonardtown  
Private

c. 1946

Constructed c. 1946 by Charles J. and Agnes M. Mattingly, the Mattingly/Abell house is a good example of Colonial Revival architecture in Leonardtown. The frame, two-story, three bay, dwelling exhibits a symmetrical front elevation, classically-inspired front porch and doorway, as well as a center passage, double-pile plan. Overall, the dwelling conforms in scale, size, and form to other nearby residences, such as the Norris House (SM-342), that front the west side of Washington Street. While it has been covered with aluminum siding, the house retains much of its original exterior and interior fabric.

The dwelling's tract was purchased in 1946 by Charles J. and Agnes M. Mattingly from William Aleck and Margaret Loker. In 1954, however, the Mattingly's sold the property to Adelaide M. Abell. Today, the house remains under the Abell family's ownership.

SM-548, The Mattingly/Abell House  
St. Mary's County  
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:	Western Shore
Chronological/Developmental Period:	Modern Period, 1930-present
Historic Period Theme:	Architecture

Resource Type

Category:	Building
Historic Environment:	Town
Historic Function and Use:	Residence
Known Design Source:	None

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

# Maryland Historical Trust State Historic Sites Inventory Form

Survey No. SM-548

Magi No.

DOE ☐ yes ☐ no

## 1. Name (indicate preferred name)

historic Mattingly/Abell House

and/or common

## 2. Location

street & number 239/241 Washington Street ☐ not for publication

city, town Leonardtown ☐ vicinity of congressional district 3

state Maryland county St. Mary's

## 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

## 4. Owner of Property (give names and mailing addresses of all owners)

name B. Kennedy and Elizabeth Ann Abell

street & number PO Box 563 telephone no.:

city, town Leonardtown state and zip code Maryland 20650

## 5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Planning and Zoning liber 126

street & number folio 189

city, town Leonardtown state Maryland

## 6. Representation in Existing Historical Surveys

title

te

☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

## 7. Description

Survey No. SM-548

### Condition

☒ excellent  
☐ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing Resource Count: 1

The Abell house is located on the west side of Washington Street approximately 0.2 miles south from the intersection of Washington Street and Route 5 (Jefferson Street) in Leonardtown, Maryland. Bordered by the Norris House (SM-342) to the south, Washington Street to the east, a vacant lot to the north, and Pope Street to the west, the dwelling is situated approximately 35 feet from the road on a level town lot. The east side of the lot contains a semicircular drive and is emphasized by a number of bushes, shrubs and small trees. The southern boundary is marked by a carefully trimmed hedge.

The house, itself, is a frame, two story, symmetrical, three bay, Colonial Revival-style dwelling with a one story wing on each gable end constructed c. 1946. The building rests on a stucco covered masonry foundation and is entirely sheathed with aluminum siding. The gable roof is sheathed with asphalt shingles and exhibits two, exterior end, chimney flues. The primary (east) elevation's first floor exhibits a centrally placed door flanked on either side by paired, six-over-six, double-hung sash windows that exhibit only one pair of non-functional louvered shutters. The doorway is emphasized by a open bed, semicircular pedimented portico supported by a pair of Tuscan columns and pilasters. The eight panel door is flanked on either side four sidelights and topped by a semicircular fanlight. The second floor is characterized by a centrally placed six-over-six window flanked by paired six-over six windows.

The one story wings on the south gable end exhibits paired six-over-six windows and a flat roof with a balustrade. A second floor door on the south gable end permits entry onto the roof of the wing. A similar one story wing is also located on the north gable end. It serves as screened in porch. It also has a balustrade and a door that permits entry to the top of the roof.

The interior generally follows a center-passage, double-pile plan. It also features built-in furniture and decorative trim, such as panelled corner cupboards and a chair-rail, that are based upon American-colonial examples.

## 8. Significance

Survey No. SM-548

Period	Areas of Significance—Check and justify below			
<input checked="" type="radio"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

### Specific dates

### Builder/Architect

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Constructed c. 1946 by Charles J. and Agnes M. Mattingly, the Mattingly/Abell house is a good example of Colonial Revival architecture in Leonardtown. The building's architectural elements, such as its symmetrical front elevation, classically-inspired front porch and doorway, as well as its interior plan and decoration distinguish the building. Overall, the dwelling conforms in scale, size, and form to other nearby residences, such as the Norris House (SM-342), that front Washington Street. While it has been covered with aluminum siding, the house retains much of its original exterior and interior fabric.

The dwelling's tract was purchased in 1946 by Charles J. and Agnes M. Mattingly from William Aleck and Margaret Loker. In 1954, however, the Mattingly's sold the property to Adelaide M. Abell. Today, the property remains under the Abell family's ownership.

## 9. Major Bibliographical References

Survey No. SM-548

## 10. Geographical Data

**Acreage of nominated property** .51 acres

Quadrangle name Leonardtown, Md

Quadrangle scale 1:24 000

**UTM References** do NOT complete UTM references

**A**

Zone Easting Northing

**B**

Zone Easting Northing

**c**

**D**

**E**

**F**

**G**

**H**

### Verbal boundary description and justification

Same as per deed description.

**List all states and counties for properties overlapping state or county boundaries**

state	code	county	code
-------	------	--------	------

state	code	county	code
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**11. Form Prepared By**

**name/title** Kirk E. Ranzetta, Historic Sites Surveyor

**organization** St. Mary's County Planning and Zoning

**date** January 6, 1997

**street & number** 328 Washington Street

**telephone** (301) 475-4662

**city or town** Leonardtown

**state** Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

MARYLAND HISTORICAL TRUST  
DHCP/DHCD  
100 COMMUNITY PLACE  
CROWNSVILLE, MD 21032-2023  
410-7400

## SM-548, The Mattingly/Abell House

St. Mary's County

### 8.1 Significance

#### Chain-of-Title

(All deeds are located at the Land Records Office, St. Mary's Courthouse, Leonardtown, Maryland unless otherwise noted.)

Reference: Liber 126, Folio 189

Grantee: B. Kennedy Abell Jr. and Elizabeth Ann Abell

Grantor: Adelaide M. Abell

Date: April 20, 1966

Notes: The property is listed as containing 25,602.5 sq. ft.

Reference: Liber CBG 49, Folio 40

Grantee: Adelaide M. Abell

Grantor: Charles J. and Agnes M. Mattingly

Date: February 15, 1954

Reference: Liber CBG 18, Folio 136

Grantee: Charles J. and Agnes M. Mattingly

Grantor: William Aleck Loker, et al

Date: March 6, 1946

Reference: Liber JMM 9, Folio 421

Grantee: William Aleck and Margaret W. Loker

Grantor: John H. T. Briscoe

Date: March 31, 1936

Notes: As the result of a foreclosure upon James J. and Leila C. Norris, the property is sold to the Lokers. It also lists the tract is part of two parcels. They are listed below.

#### Tract #1

Reference: Liber JMM 7, Folio 142

Grantee: James J. and Leila C. Norris

Grantor: J. Richard and Elizabeth C. Norris

Date: October 30, 1930

Notes: This deed lists the tract as containing 36/100 of an acre.

#### Tract #2

Reference: Liber JMM 6, Folio 87

Grantee: James J. Norris

Grantor: S. Gladys Hayden

Date: March 23, 1928

Notes: This deed notes that Gladys Hayden was once the wife of Joseph A. Dillow. Dillow died in 1900, however, and she remarried to A. Jackson Hayden.



LEONARDTOWN, MD.

SW/4 LEONARDTOWN 15' QUADRANGLE

38076-C6-TB-024

ROAC

1963

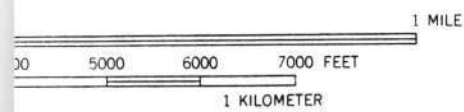
Heavy-duty

Medium-duty

3ATHMETRY ADDED 1982

PHOTOREVISED 1984

DMA 5660 I SW-SERIES V833

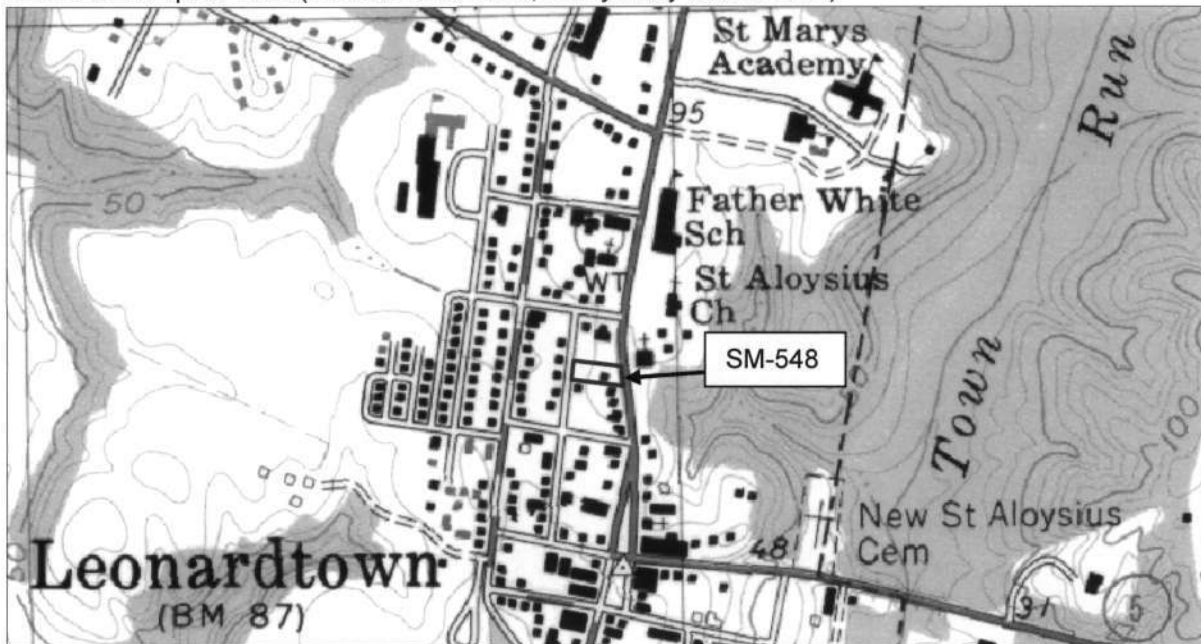


SM-548

Mattingly-Abell House

22809 Washington Street (MD 326), Leonardtown

Leonardtown quad 1963 (Photorevised 1984, Bathymetry added 1982)



National Web Map Service 6" Orthophoto Map,  
c. 2007-08

Tax Map 133, P. 293





SM- 548

Mattingly/Abell House

St. Mary's County, Md

Kirk Ranzetta

sept 1996

Md SHPO

E + S elevations

1/1